



U.S. General Services Administration

(b) (6)

August 2, 2017

c/o CBRE
7315 Wisconsin Ave. Ste. 350 W
Bethesda, MD 20814-3202

(b) (6)

RE: AWARD – (b) (5)
Award 2

(b) (5)

GSA Lease Number: GS-11B-12715

(b) (6)

This is an AWARD in the amount of \$331,262.63 (Three Hundred Thirty-one Thousand Two Hundred Sixty-two Dollars and Sixty-three Cents). The Government hereby accepts your proposal dated July 19, 2017 for the above referenced project for the Federal Bureau of Investigation located at (b) (5)

The Government shall pay the award amount out of the Tenant Improvements Allowance incorporated in the Lease. The balance of the Tenant Improvements Allowance after this award stands at \$1,014,898.57. When performing the work, you are not authorized to make expenditures in excess of the authorized amount.

This is your Notice to Proceed (NTP) with the authorized work immediately.

Notwithstanding Government's review of the Construction Documents and acceptance of the proposal, the Lessor is solely responsible and liable for the technical accuracy of the documents in meeting all performance requirements and provisions of the lease, local codes and building ordinances and complying with Federal accessibility standards.

There are to be NO changes to this approved Scope of Work unless directed in writing by the Contracting Officer or his/her duly authorized representative.

The Government requires that all cost associated with this AWARD be tracked, reported and invoiced separately from other activities under the lease.

U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407-0001

www.gsa.gov

In order to negotiate the price for any work not included in the competitive price proposal, the Government requires a detailed price proposal covering all work not requested by this NTP. Your proposal is due in this office no later than thirty (30) days from the receipt of this letter. The proposal shall be in accordance with the FEDERAL ACQUISITION REGULATION, FAR 15-804-2, as stipulated in the Lease, and shall be formatted according to the GSA "GUIDE FOR LESSOR'S PROPOSAL SUBMISSIONS." The proposal must indicate any impact to the project schedule, the anticipated construction time and the anticipated construction start date.

Operation and Maintenance of any above-standard equipment shall become the responsibility of the Lessor. Should this result in an increase in operating costs, the Lessor shall submit, within thirty (30) calendar days of receipt of a notice to proceed, a cost proposal for an equitable adjustment to the lease operating base.

Payments under this award shall comply with GSAM 552.121-71 and GSAM 552.232-72. The Government also requires that all costs associated with this Award be tracked, reported and invoiced separately from other activities under the lease. A proper, clearly-labeled original invoice must be sent to my attention. Please refer to Attachment A for information on invoicing.

Final payment will be made upon completion of all construction, inspections and approval by the local government having jurisdiction, inspection and acceptance by the Government and a Supplemental Lease Agreement incorporating this contract action into the basic lease. Attachment B, Release of Claims form (GSA Form 1142), must be submitted upon completion of all services included in your proposal, and by the completion of the Government's inspection and acceptance.

If you have any questions or concerns, please contact Melvin Williams on (202) 401-9427.

Sincerely,

(b) (6)



Kevin Morrison
Lease Contracting Officer
Lease Executions Division

Attachments: Release of Claims GSA Form 1142

ATTACHMENT B

General Services Administration

RELEASE OF CLAIMS

The undersigned contractor, pursuant to the terms of Contract No. _____
between the United States of America and said contractor for the _____

located at _____

hereby release the United States from any and all claims arising under or by virtue of said
contract or any modification or change thereof except as follows: *(Here list any claims
against the Government and the amount thereof. If none, so state.)*

Witness the signature and seal of the undersigned this _____ day of _____

CONTRACTOR:

WITNESS:

_____(Seal)

(Signature)

(Signature)

(Address)

(Official Title)



Kevin Morrison - WPXJC <kevin.morrison@gsa.gov>

Fwd: (b) (5) move on Friday 6/23

Kevin Morrison - WPRA <kevin.morrison@gsa.gov> Fri Jun 23, 2017 at 4:36 PM
To: (b) (6) @ Washington DC" (b) (6) @cbre.com>, (b) (6) @ Mclean" (b) (6) @cbre.com>, (b) (6) @ Washington" (b) (6) @cbre.com>, (b) (6) @cbre.com>, (b) (6) @cbre.com>, (b) (6) @ Washington" (b) (6) @cbre.com>
Cc: "Lawrence, Matthew C. (FLSD) (CON)" <Matthew.Lawrence@ic.fbi.gov>, "Deal, Larry A. (FLSD) (FBI)" <ladeal@fbi.gov>, "Boone, Alvin L. (FLSD) (FBI)" <aboone@fbi.gov>, Melvin Williams - WPM1A <melvin.williams@gsa.gov>

Good afternoon CBRE, as per the amount outlined in your proposal below, please accept this direction as Notice to Proceed for overtime engineering services to support FBI's move tonight at (b) (5). A formal award letter will be forthcoming next week.

Have a good weekend. Thanks. Kevin

Kevin Morrison
Lease Contracting Officer
General Services Administration - Public Buildings Service
301 7th Street SW, Room 3660
Washington DC 20407
Desk: 202-401-9763
Cell: (b) (6)

----- Forwarded message -----

From: (b) (6) @ Alexandria (b) (6) @cbre.com>
Date: Fri, Jun 23, 2017 at 9:27 AM
Subject: RE: (b) (5) on Friday 6/23
To: "Lawrence, Matthew C. (FLSD) (FBI)" <mclawrence@fbi.gov>, "melvin.williams@gsa.gov" <melvin.williams@gsa.gov>
Cc: (b) (6) @ Washington" (b) (6) @cbre.com>, (b) (6) @ Washington DC" (b) (6) @cbre.com>, (b) (6) @ Washington" (b) (6) @cbre.com>

Good morning

Please see the attached proposal for the engineer and HVAC overtime scheduled for tonight.

Thank you,

(b) (6)

CBRE | Asset Services

355 E St. SW Suite 110 Washington, DC 20024

T +1 202 618 8117

(b) (6) @cbre.com | www.cbre.com

From: Lawrence, Matthew C. (FLSD) (FBI) [mailto:mclawrence@fbi.gov]

Sent: Friday, June 23, 2017 8:23 AM

To: (b) (6) @ Alexandria (b) (6) @cbre.com>

Cc: (b) (6) @ Washington (b) (6) @cbre.com>; (b) (6) @ Washington DC <(b) (6) @cbre.com>;

(b) (6) @ Washington (b) (6) @cbre.com>

Subject: RE: (b) (5) move on Friday 6/23

Good morning. I still haven't received any pricing for the building engineer and HVAC. The move is this evening. Please advise.

Also, we need to drop off some chairs this afternoon around 3pm. Should only be about 15-20 minutes. They understand it is first come, first served during the day and will wait their turn.

Matt Lawrence

Finance & Facilities Division

Workspace Deployment Unit

(w) 202-324-1381

(c) (b) (6)

(e) mclawrence@fbi.gov

From: (b) (6) @ (b) (6) @cbre.com]

Sent: Monday, June 19, 2017 8:50 AM

To: Lawrence, Matthew C. (FLSD) (FBI) <mclawrence@fbi.gov>

Cc: (b) (6) @ Washington (b) (6) @cbre.com>; (b) (6) @ Washington DC (b) (6) @cbre.com>;

(b) (6) @ Washington (b) (6) @cbre.com>

Subject: RE: PP1 FBI move on Friday 6/23

Good morning Matt,

We are working on getting the engineering overtime pricing to you shortly. Will you please provide another COI for (b) (5) (b) (5) Also, will you be needing overtime HVAC?

Thank you,

11/17/2017

GSA.gov Mail - Fwd: (b) (5) move on Friday 6/23

(b) (6)

CBRE | Asset Services

355 E St. SW Suite 110 Washington, DC 20024

T +1 202 618 8117

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@cbre.com | www.cbre.com

Begin forwarded message:

From: "Lawrence, Matthew C. (FLSD) (FBI)" <mclawrence@fbi.gov>

Date: June 16, 2017 at 9:58:07 AM EDT

To: (b) (6) @ Washington" (b) (6) @cbre.com>, (b) (6) @ Washington DC"
<(b) (6) @cbre.com> (b) (6) @cbre.com" <(b) (6) @cbre.com">

Subject: (b) (5) in Friday 6/23

Good morning. We need to do a move into the (b) (5) on Friday evening 6/23 from 6pm to 10pm. You may have already heard about this from Larry Deal. A crew will arrive around 5pm to put up floor and corner protection. The movers are our usual you already have on file (b) (5). Can you send a quote for the engineer overtime?

Matt Lawrence
Finance & Facilities Division
Workspace Deployment Unit
Move & Occupancy Coordinator
(w) 202-324-1381
(c) (b) (6)
(e) Matthew.Lawrence@ic.fbi.gov



Kevin Morrison - WPXJC <kevin.morrison@gsa.gov>

Requirements for (b) (5)

Kevin Morrison - WPRA <kevin.morrison@gsa.gov>

Mon, Jun 5, 2017 at 4:30 PM

To: (b) (6) @ Washington DC" <(b) (6) @cbre.com>

Cc: (b) (6) @ Washington" <(b) (6) @cbre.com>, Melvin Williams - WPM1A <melvin.williams@gsa.gov>, (b) (6)

(b) (6) @ Mclean" <(b) (6) @cbre.com>, (b) (6) @ Washington" <(b) (6) @cbre.com>

Price, thanks for making me aware that based on further additions to the scope, the order of magnitude estimate we had previously is no longer adequate. In light of this, I will increase the Not to Exceed amount to \$400,000.00, still with the understanding and expectation that all proposed costs will be fair and reasonable.

Thanks!

Kevin Morrison
Lease Contracting Officer
General Services Administration - Public Buildings Service
301 7th Street SW, Room 3660
Washington DC 20407
Desk: 202-401-9763
Cell: (b) (6)

On Mon, Jun 5, 2017 at 4:08 PM (b) (6) @ Washington DC (b) (6) @cbre.com> wrote:

Kevin - given the ever-changing scope for this project (even adding scope today), we have been proceeding on mostly a time and materials standpoint and will not have final costing until all of the parties can pull their records together.

In discussing the magnitude of costs with the General Contractor and project manager, we think that the project costs might exceed the \$250,000 in the Notice to Proceed; how can we assure that the Landlord is covered for any costs over the \$250,000?

Please advise. Thank you for your attention to this matter.

(b) (6)

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355 E Street SW | Washington, DC 20024
T +1 202 618 8110 | F +1 202 554 1902 | C (b) (6)
(b) (6) @cbre.com | www.cbre.com/price.riggs

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On May 30, 2017, at 3:05 PM, Kevin Morrison - WPRA <kevin.morrison@gsa.gov> wrote:

Good afternoon Price and Mike,

Please accept this Notice to Proceed with the immediate work/services summarized below and as further detailed and discussed at our meeting this morning. The Government plans to utilize the Tenant Improvement Allowance provided by the subject lease and will pay a fair and reasonable amount up to a Not-to-Exceed amount of \$250,000. As the work gets reviewed by the applicable contractors I ask that you submit an official proposal for the Government's review at your earliest convenience and I will follow

up with an official award letter. Thanks to you and your team for your efforts in support of this critical space need and your continued partnership. Please do not hesitate to contact the GSA team with any questions.

1. Paint common area hallways and (b) (5)
2. Replace carpet in hallways, elevator lobby and (b) (5)
3. Install same carpet from #2 in break room.
4. Paint doors and frames (all sides and all jambs) in the (b) (5) area to match existing
5. Repair/clean smudges on wall coverings and cove base in hallways, elevator lobby and (b) (5) area.
6. Clean/Paint scuff marks on all columns throughout the (b) (5) area (paint to match)
7. Construct office as shown. Details on MEP to be coordinated in field.
8. Construct slab to slab demising wall as shown. Type A-6a drawing is attached.
9. Provide new door as shown.
10. General space preparation and final cleaning

Additionally the Government requests the following janitorial and maintenance components be verified as provided by the Lease.

1. Test and verify operations off all MEP in (b) (5) area and common areas. Verify operations of elevators
2. Clean and buff and, if needed, wax the VTC in the following rooms (supply room, kitchenette, and storage closet)
3. Deep cleaning of the locker rooms
4. Repair/reattach partitions in the locker rooms
5. Replace light bulbs and confirm proper operation of all MEP in locker rooms and rest rooms

Thanks!! Kevin

Kevin Morrison
Lease Contracting Officer
General Services Administration - Public Buildings Service
301 7th Street SW, Room 3660
Washington DC 20407
Desk: 202-401-9763
Cell: (b) (6)